



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Mark Ridley-Thomas
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Don Knabe
Michael D. Antonovich
Commissioners

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D February 17, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

February 17, 2015

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDS FOR ACQUISITION, NEW CONSTRUCTION, AND REHABILITATION
COSTS FOR META HOUSING CORPORATIONS TIKI APARTMENTS IN UNINCORPORATED
FLORENCE-FIRESTONE
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter recommends the transfer of up to \$550,000 in County General Funds, specifically Homeless Service Center Funds (HSCF), from the Second Supervisorial District, to the Community Development Commission (Commission). The Commission will provide funds to Meta Housing Corporation (Meta Housing) or its Commission approved designee, for acquisition, new construction, and rehabilitation costs of 36 units of permanent supportive housing at Tiki Apartments for chronically homeless individuals who are frequent users of medical services provided by the Los Angeles County Department of Health Services (DHS).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Commission to accept and incorporate into its approved Fiscal Year 2014-2015 budget up to \$550,000 in HSCF from the Second Supervisorial District for acquisition, construction, rehabilitation and administrative costs for the development of 36 units of permanent supportive housing at Tiki Apartments, for chronically homeless individuals who are frequent users of medical services provided by DHS. The Commission may retain \$50,000 for administrative costs.
2. Authorize the Executive Director, or his designee, to negotiate, execute, amend and, if necessary, terminate a Loan Agreement and all related documents with Meta Housing or its Commission approved designee, to provide a loan up to \$500,000 in HSCF.

3. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached determination, which was prepared by the Department of Regional Planning (DRP) as lead agency; and find that the project will not cause a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The \$550,000 in HSCF will provide funding for construction hard and soft costs related to the development of 36 units of permanent supportive housing for special needs and homeless individuals who are frequent users of medical services provided by DHS. The project will have one onsite manager's unit. It will be located at 7223 and 7301 Santa Fe Avenue and 7306 and 7308 Marbrisa Avenue in unincorporated Florence-Firestone. The Commission will provide HSCF funds as a loan to Meta Housing, in accordance with the financial, legal, and ownership structure of the project financing.

FISCAL IMPACT/FINANCING

The proposed actions described herein will be funded with County General Funds known as HSCF. Approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative, these funds are used for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness.

The Second District has allocated \$550,000 to this effort: a \$500,000 loan to Meta Housing and a \$50,000 (10%) administrative fee for the Commission. The HSCF will be administered as a residual receipts loan, as determined during project underwriting. The final loan terms and amount will be determined following final underwriting of the Project by the Commission. The Commission will negotiate and execute a Loan Agreement and all related documents following approval as to form by County Counsel.

These funds will be incorporated into the Commission's approved Fiscal Year 2014-2015 budget, as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Tiki Apartments is a 36-unit construction project which includes rehabilitation and new construction in unincorporated Florence-Firestone. The project will create 36 units of permanent supportive housing for chronically homeless individuals who are frequent users of County health services. DHS has committed long-term rental and services subsidies. The project will consist of one unit for an onsite manager and 35 units reserved for chronically homeless individuals. Intensive onsite services will be provided by LAMP Communities whose mission is to help homeless individuals move off the streets and live more stable and productive lives. The project will contain a variety of supportive services, a community room, case manager, and supportive service coordinator.

The current site is owned by Meta Housing and consists of a blighted vacant motel, an empty lot, and a 19-unit apartment building with significant deferred maintenance. The rehabilitation will include converting the existing motel into a 13-unit apartment building and the rehabilitation of the existing 19-unit apartment building. New construction will create 4 apartment units, stand-alone office space, and recreation space. Tiki Apartments will be comprised of eleven studio, twenty-one 1-bedroom, one 2-bedroom, and three 3-bedroom units. The project will significantly increase energy efficiency with an improvement of 30 percent over existing conditions and new construction will meet

GreenPoint rating standards and exceed Title 24 by more than 40 percent. The project's one and two story buildings will complement the surrounding neighborhood and the site landscaping will improve the aesthetic appeal of the urban infill site. The project will help eliminate blight in the Florence-Firestone area.

Subject to various underwriting requirements, the developer may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. The designee will be a Commission-approved single asset entity created by the developer prior to execution of the Loan Agreement and all related loan documents.

ENVIRONMENTAL DOCUMENTATION

This project has been determined Categorical Exempt from the requirements of CEQA by DRP in accordance with State CEQA Guidelines Section 15268. DRP's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will increase the supply of permanent supportive housing for chronically homeless persons.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:mb

Enclosures



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



June 23, 2014

KEN STOCKTON
26500 W AGOURA ROAD
CALABASAS CA 91302

SUBJECT: Zoning Verification Letter, RZV 201400031
LOCATION: 7306 Marbrisa Avenue, Huntington Park (APN 6025-029-025)

Dear Mr. Ken Stockton:

The subject property is zoned and designated by the Countywide General Plan category as follows:

Zone: R-2 (Two-Family Residence)
General Plan: C (Major Commercial)

A duplex is a permitted use in the R-2 zone. The property contains approximately 5,760 square feet net. Only two residential units are allowed on the property and no density bonus is allowed. A Conditional Use Permit and Variance are not required. No CEQA review is needed for this project.

Should you have any further questions, please contact the Land Development Coordinating Center, Monday through Thursday, 7:30 a.m. to 5:30 p.m. at 213-974-6438.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Wong".

Alice Wong
Senior Regional Planning Assistant
Land Development Coordinating Center



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



June 23, 2014

KEN STOCKTON
26500 W AGOURA ROAD
CALABASAS CA 91302

SUBJECT: Zoning Verification Letter, RZV 201400030
LOCATION: 7223 and 7301 Santa Fe Avenue, Huntington Park (APN 6025-029-012, -033 & -035)

Dear Mr. Ken Stockton:

The subject property is zoned and designated by the Countywide General Plan category as follows:

Zone: C-3-CRS (Unlimited Commercial - Commercial-Residential)
General Plan: C (Major Commercial)

Project 99104 was approved on January 15, 2014 by the Los Angeles County Regional Planning Commission at a public hearing. As proposed, this project complies with the General Plan and the requirements of its associated discretionary Conditional Use Permit (RCUP 201100003), administrative Housing Permit (RHSG 201200002), and Environmental Review (RENV 201100005). The project consists of converting an existing 18-unit motel into a 13-unit apartment building, maintaining a detached existing 19-unit apartment building, and providing less than the required amount of parking for the two lower income apartment complexes. No density bonus was requested or approved. It was determined that the project is exempt from the California Environmental Quality Act pursuant to the Class 3 – Construction or Conversion of Small Structures categorical exemption. We did not receive any appeals during the appeal period.

Should you have any further questions, please contact the Land Development Coordinating Center, Monday through Thursday, 7:30 a.m. to 5:30 p.m. at 213-974-6438.

Sincerely,

Alice Wong
Senior Regional Planning Assistant
Land Development Coordinating Center



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



June 23, 2014

KEN STOCKTON
26500 W AGOURA ROAD
CALABASAS CA 91302

SUBJECT: Zoning Verification Letter, RZV 201400032
LOCATION: 7308 Marbrisa Avenue, Huntington Park (APN 6025-029-034)

Dear Mr. Ken Stockton:

The subject property is zoned and designated by the Countywide General Plan category as follows:

Zone: R-2 (Two-Family Residence)
General Plan: C (Major Commercial)

A duplex is a permitted use in the R-2 zone. The property contains approximately 17,015 square feet net. Only a duplex is allowed on the property and no density bonus is allowed. A Conditional Use Permit and Variance are not required. No CEQA review is needed for this project.

Should you have any further questions, please contact the Land Development Coordinating Center, Monday through Thursday, 7:30 a.m. to 5:30 p.m. at 213-974-6438.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Wong".

Alice Wong
Senior Regional Planning Assistant
Land Development Coordinating Center